

draft master plan

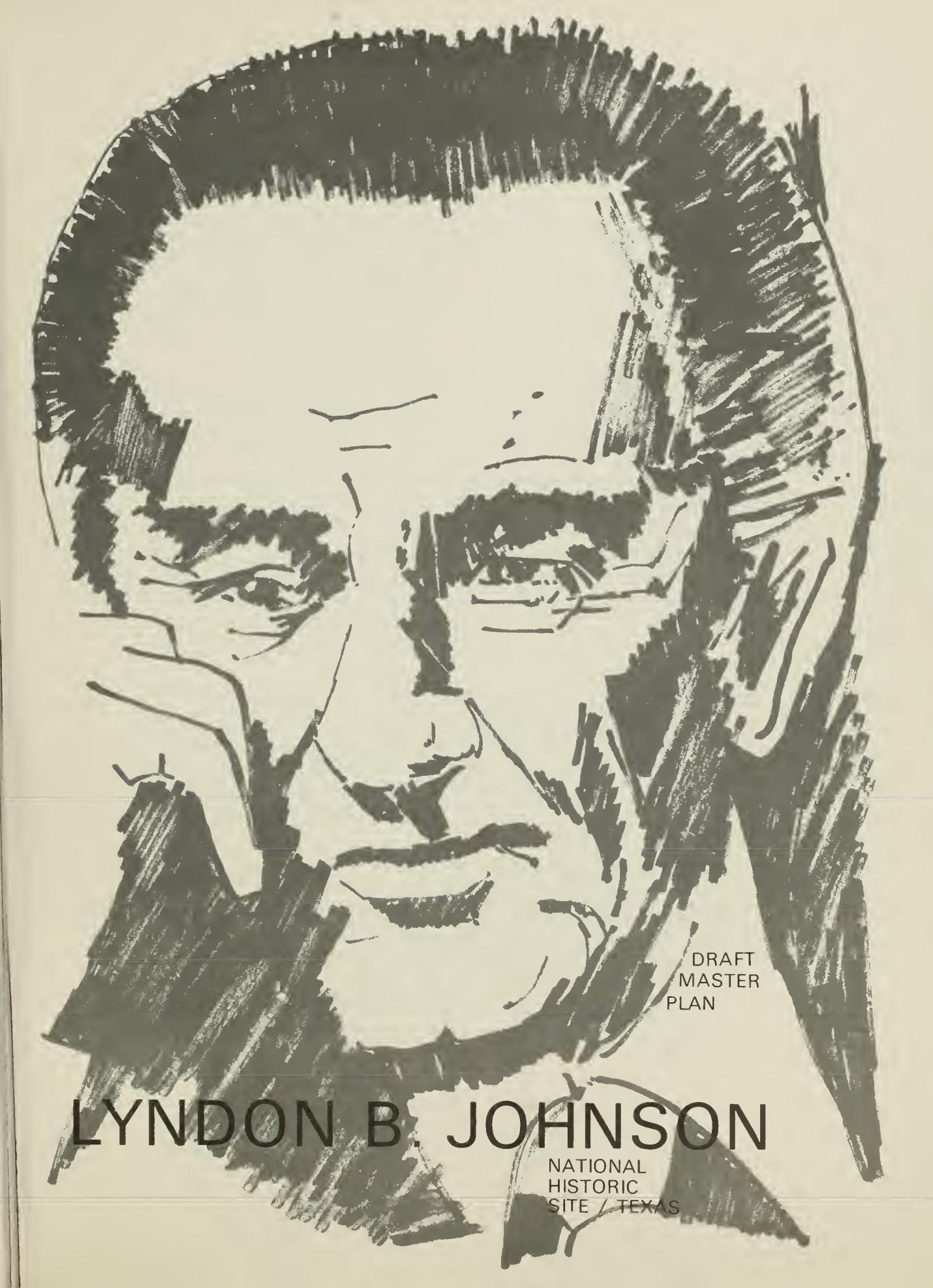
february 1976

LYNDON B. JOHNSON



NATIONAL HISTORIC SITE / TEXAS

This planning publication has neither been approved nor disapproved. Its purpose is to provide planning information for further consideration and discussion, and it may undergo revision.



DRAFT
MASTER
PLAN

LYNDON B. JOHNSON

NATIONAL
HISTORIC
SITE / TEXAS

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INTRODUCTION

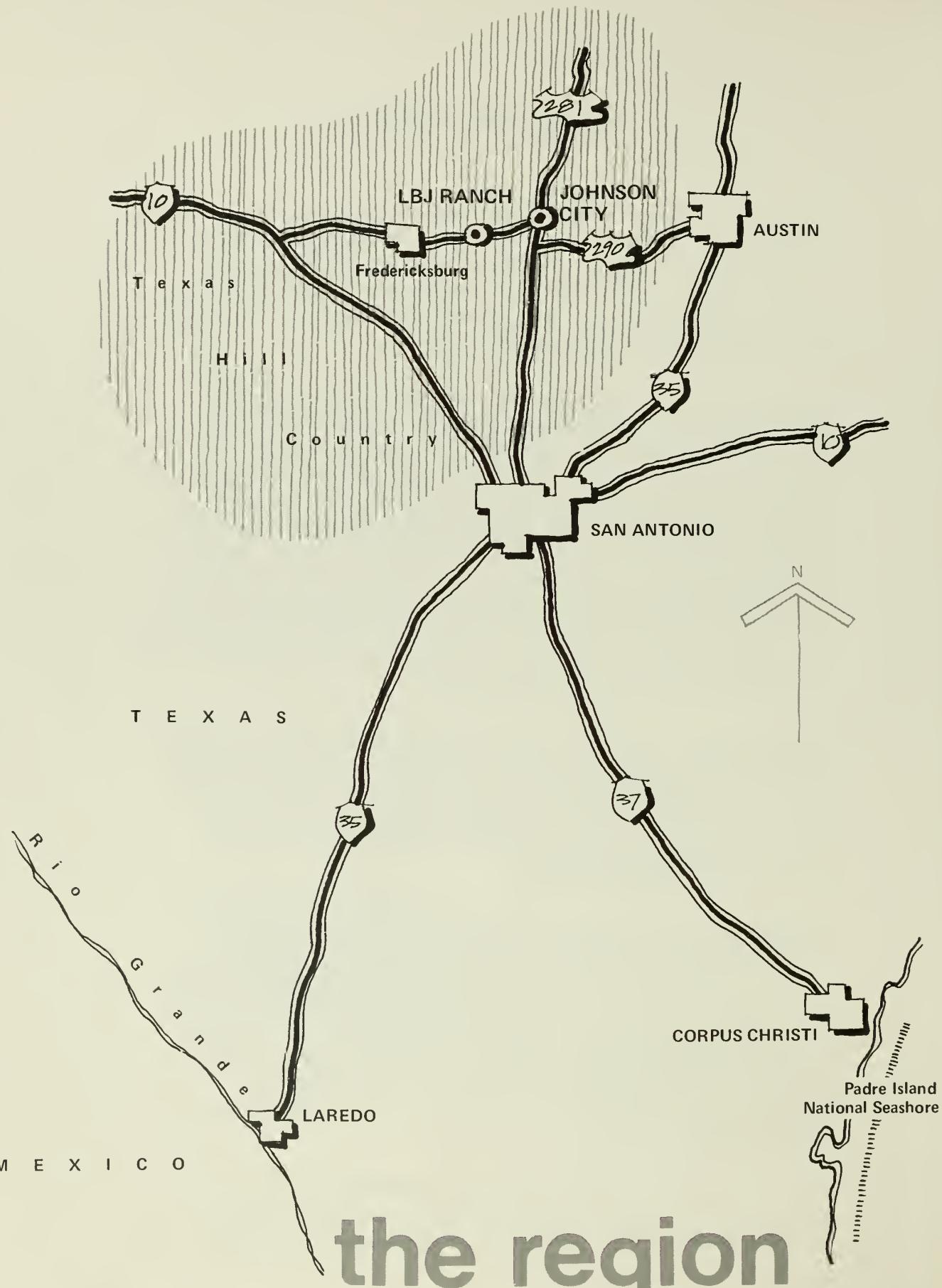
Contemporary Americans know their Presidents. Modern-day communications media bring our leaders right into our homes so that today's Presidents, in contrast to earlier ones, are familiar to us — and not just from a political point of view but from a personal one as well. So it is that Americans find interest in Margaret Truman's musical accomplishments, Eisenhower's golf game, and the Johnson daughters' weddings.

Lyndon Johnson, one of our best known Presidents, has left a legacy of personal and family landmarks with great historical significance. The value and appeal of these sites and features are heightened by the fact that — with a few exceptions — they are situated in a compact geographical area. Perhaps no other President, from Washington to Ford, can be so strongly identified with a single spot. Washington ranged from Popes Creek Plantation to Mount Vernon; Lincoln from Kentucky through Indiana to Illinois; FDR from the Hudson Valley to Warm Springs to Campobello. But Lyndon Baines Johnson, 36th President of the United States, continued to claim as his home the Texas Hill Country around Johnson City where he was born, raised to manhood, and elected to public office. In fact, the very name of this town came from LBJ's kinfolk.

LBJ was born in a small farmhouse on the banks of the Pedernales River in Gillespie County, Texas. In 1913 his father Sam Johnson moved the family to Johnson City, where Lyndon grew to maturity and was elected to the U.S. Congress. LBJ maintained a strong identity with his constituency, reinforcing this tie by purchasing the now famous LBJ Ranch, which continues as Mrs. Johnson's home.

In recognition of the national significance of these sites, President Nixon in 1969 signed the act of Congress establishing the Lyndon B. Johnson National Historic Site. Initial units included the reconstructed Birthplace House near the LBJ Ranch and the Boyhood Home in Johnson City. Since then, equally important sites and structures have been added to the park through the generosity of the Johnsons. The future addition of resources is entirely likely and is desirable to round out the fascinating LBJ story, to preserve the historic scene, and to consolidate the overall interpretive story for visitors.

This master plan is intended to guide the management and development of the Lyndon B. Johnson National Historic Site so that the significant features it includes can be preserved and made available for public use.



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SUMMARY

This plan treats the LBJ sites operated by the National Park Service and the State of Texas essentially as a historical-park complex comprised of two units – the Johnson City Unit and the LBJ Ranch Unit, the latter including the Lyndon B. Johnson State Park.

The Johnson City Unit presently includes the Boyhood Home, the Johnson Settlement (scene of grandfather Sam Ealy Johnson's cattle operations), a visitor reception center serving these two sites, and management facilities. Visitors approaching from the east stop here first and are offered opportunities to gain insight into Johnson's life from boyhood to manhood, to get an introduction to the complete LBJ story, and – through restored structures and living-history programs – to understand LBJ's background. Overall management functions will continue to be performed here, as well as maintenance of the Johnson City properties.

The LBJ Ranch forms the nucleus of the second unit. Other components include the LBJ State Park, the Birthplace House, the family cemetery, the Sam Ealy Johnson Farmhouse, and Johnson's first school (Junction School). Visitors generally stop first at the State park, where the interpretive theme is "Lyndon Johnson in the Texas Hill Country." Interpretive tour buses carry visitors to the LBJ Ranch and adjacent sites. The LBJ Ranch is presented as the "Texas White House" and managed as a working ranch. The State park will continue operating under State management, in cooperation with the National Park Service.

Legislation is needed to permit purchase of the land that is not donated. Legislation is also needed to raise the funding ceiling for development.



the vicinity

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REGIONAL PERSPECTIVE

Three "regions" lend definition and significance to Lyndon B. Johnson National Historic Site. The first region, naturally, is the geographical area that provides the setting for the park. The second "region" includes the secondary sites associated with the LBJ story that are not part of the park proper. The third, and perhaps the most important, "region" is the park's historical reference — the reason for its designation as a nationally significant memorial to Lyndon Johnson.

TEXAS HILL COUNTRY

Johnson City is located in the Texas Hill Country, a section of south-central Texas characterized by low, rolling hills covered with live oak, mesquite, and "cedars." Scattered rock outcroppings, croplands, hayfields, and small towns add interest, making an intriguing and attractive landscape. Although this area of Texas is considered "cow country," visitors are likely to overlook the grazing livestock — cattle, sheep, and goats — in the seemingly endless expanse of evergreen hills.

In addition to the Hill Country's attractive natural features, the town of Fredericksburg and the area between Johnson City and Fredericksburg boast a handsome, indigenous architectural style established by immigrant German stonemasons more than a century ago. Well-proportioned stone barns, stores, homes, and outbuildings — some with unique forms — dot the landscape. Several of these stone buildings, along with the log house that belonged to the President's grandfather, are found in the Johnson Settlement area on the edge of Johnson City. Johnson City proper, an Anglo-American agricultural/commercial center with a population of about 800, shows less Germanic influence than does Fredericksburg.

Johnson City is served by two major U.S. highways. U.S. 290, an east-west route linking Austin and El Paso, connects the LBJ Ranch to Johnson City; U.S. 281, passing north and south through Johnson City and the Hill Country, connects San Antonio with Wichita Falls. Although neither of these two highways is part of the interstate network, both — particularly U.S. 290 — carry considerable amounts of out-of-State traffic. The Texas highway department has recorded an average of 1,800 vehicles per day on U.S. 290 in the vicinity of the LBJ Ranch.

Adequate tourist facilities — motels, restaurants, and related services — are available in the Austin, San Antonio, and Fredericksburg areas. More visitor facilities are needed in the Johnson City/Stonewall vicinity.

Major recreational development is required to meet present and future needs in the two Texas Parks and Wildlife Department planning regions affected by the national historic site. In rural areas, such as the immediate environs of the national historic site, highest priority is presently placed on the development of boat ramps, picnic tables, and walking, hiking, and nature study trails. Swimming areas have high priority in region 23 (which includes Johnson City), and campsites have high priority in region 37 (which includes the LBJ Ranch Unit). Additional development in LBJ National Historic Site and LBJ State Park can, in fact, increase the supply of all such facilities except boat ramps.

OTHER LBJ SITES

Between the LBJ Ranch and Johnson City — a distance of 13 miles — can be found sites associated with Lyndon Johnson from his birth to his death. However, other sites enrich the LBJ story. The Lyndon Baines Johnson Library and Museum (a division of the National Archives), situated on the University of Texas campus in Austin, houses the primary papers and other resources related to the late President's political life. Completed while Johnson was still alive, and a great source of pride to him, the LBJ Library immediately became the most intensively used Presidential library in the Nation — largely due to its comprehensive, high-quality representation of Johnson's political career.

In Fredericksburg, a unique State museum is being developed in honor of Fleet Admiral Chester W. Nimitz, under whom Johnson served in World War II. The Admiral Nimitz Center relates the culture that produced such leaders as Johnson and Nimitz, and their part in winning the Pacific War.

Only the Capitol and the White House in Washington, D.C., remain to round out Lyndon Johnson's story — and these sites, of course, are not uniquely LBJ.

HISTORICAL REFERENCE

Because American Presidents have such an influence — not only on affairs of state, but on the lives of all Americans — it is our national custom to commemorate them. Thus, the primary site or sites related to most U.S. Presidents have been declared nationally significant: Jefferson's Monticello is a registered national historic landmark, Lincoln's birthplace a national historic site, and FDR's home a national monument.

And in the case of Lyndon Johnson, there has never been any argument as to where to interpret the life of this great American. Where else but at the LBJ sites in and around Johnson City?

HISTORICAL RESOURCES

The historical resources of Lyndon B. Johnson National Historic Site are described below by unit.

LBJ RANCH UNIT

This unit includes the Birthplace House, the Sam Ealy Johnson Farmhouse, the family cemetery, Junction School, the LBJ Ranch (the Texas White House), the adjacent State park, and the banks of the Pedernales River.

The Birthplace House

Lyndon Johnson was born in a modest cottage on the banks of the Pedernales River, about a mile east of the present LBJ Ranch site. He lived in this house for the first 5 years of his life, and two of his sisters, Rebekah and Josefa, were born here.

Although Sam Johnson and his family moved from Lyndon's birthplace in 1913 (returning in 1920 for 2 years), the house was occupied until about 1935, when it was torn down. Some of the wood was used to construct a smaller house adjacent to the site. The second house was still intact when it was decided to rebuild the Birthplace House in 1964, and some materials from the original structure were used in the reconstruction.

Because it was first thought that the rebuilt Birthplace House might serve as a guesthouse for the LBJ Ranch, a bathroom and small modern kitchen were added during reconstruction. However, the idea of a guesthouse didn't last long because of the public's obvious desire to visit the Birthplace House. The State of Texas built an 18-car parking area on Park Road 49 (a State road), and, utilizing mostly volunteer help, the Johnson City Foundation opened the Birthplace House to the public in 1967.

The entire house has been furnished with Johnson family items of the period, plus a few gifts from friends. Research has been completed so that the Birthplace House and outbuildings can be accurately reconstructed as they appeared during young Lyndon's residence.

Sam Ealy Johnson Farmhouse

This warm, red farmhouse, home of LBJ's grandfather, lies between the Birthplace House and the LBJ Ranch. It is important historically and scenically, providing interpretive and visual continuity to the LBJ story.

Family Cemetery

Only a short distance from the Birthplace House and close to the Pedernales River is the Johnson family cemetery, final resting place of the President and of four generations of his family. The heavily visited site, like the Birthplace House, lies immediately adjacent to Park Road 49 and is a tree-shaded, restful place surrounded by a stone wall. The small parking area at the Birthplace House also serves the cemetery.

Junction School

Just east of the Birthplace House is the one-room schoolhouse where Lyndon Johnson began his schooling (at age 4!), and where as President he signed into law the highly significant Elementary and Secondary Education Act in 1965, bringing his teacher from her home in California to witness this signing. Later, President Johnson purchased the school through the National Park Foundation for donation to the National Park Service.

LBJ Ranch

Without a doubt, the site of greatest interest is the LBJ Ranch — the famous Texas White House. Purchased in 1951 from Johnson's uncle and aunt (who had owned the property for 40 years), the ranch was to become an international attraction and a center of political activity. Some of the more interesting features associated with the Presidency are the elaborate communications and security systems and a private airstrip that permits all but the largest jets to land virtually at the back door. However, even with these trappings of power, there is an atmosphere of friendliness about the ranch. During LBJ's years of residence, the house and grounds were tastefully reconditioned and expanded by the Johnsons, and the ranch now appears as a warm, homey, informal place — and a working ranch noted for its registered Herefords.

Near the main house are other historic buildings and activity centers: a hangar, a communications building, and garages. The hangar provided a place where the President, his family, and neighbors could view motion pictures, and it frequently served as an impromptu press-conference room. Between the main house and the river is "The Grove," an outdoor room sheltered by live oaks that was the site of many Presidential barbecues. Gardens and guesthouses are nearby. The show barn, cattle pens, and employee quarters are further removed.

Banks of the Pedernales River

The Pedernales riverbanks serve to link together the physically separated historic sites discussed above, and the river environment preserves a

scenic and historic setting that is vital to the protection and enjoyable public use of park resources. The inclusion of the remaining riverbanks in the national historic site coupled with the river land already owned by the State will ensure preservation of this historic environment and wider public-use opportunities.

LBJ State Park

Immediately south of the LBJ Ranch and across the Pedernales River is the recently developed LBJ State Park. This park has four major purposes:

Interpretation of that part of the LBJ story related to the LBJ Ranch and its environs.

Preservation of a portion of the Texas Hill Country and interpretation of its human and natural history.

Recreation related to historical themes or compatible with the scene.

Protection of the LBJ Ranch, a recognized historic area, from objectionable commercial intrusions.

The park includes a handsome visitor center with interpretive media devoted primarily to the story of "Lyndon Johnson in the Texas Hill Country." A sub-theme on Hill Country history is enhanced by nature trails and native wildlife enclosures containing buffalo, white-tailed deer, and wild turkey. Historic structures and farmland typical of the area are included in the park. Recreational activities in keeping with the character of the area and having minimal impact on the natural and cultural resources are allowed.

JOHNSON CITY UNIT

Here are included the Boyhood Home, the Johnson Settlement, and other LBJ-related sites throughout the town. Only the first two are planned for treatment in detail, although the others may be simply marked for visitors interested in an in-depth study of LBJ history.

Johnson City is a pleasant agricultural town. Eighth Street (U.S. 290) is lined by small shops and stores. Behind this business center stretch the residential sections of the town. Off Main Street is Courthouse Square, which has also attracted commercial development. In fact, the age of the structures in Johnson City suggests that the original commercial center of the town ringed the courthouse — a plaza of the old west. Only with the advent of great numbers of cars did commerce spread to Eighth Street and U.S. 290 and 281 east of town.

With no zoning controls in Johnson City, uses of properties adjacent to historic sites show little consistency or order. To aid in protecting the valuable historic and scenic resources in Johnson City, to promote the economic viability of the town's commercial core, and to properly coordinate other development, Johnson City residents may decide to prepare and implement a comprehensive plan. If requested, National Park Service personnel should give town officials the benefit of their experience in the field of land-use planning.

Boyhood Home

When Lyndon was 5, his father, Sam Johnson, and mother, Rebekah Baines Johnson, moved their family into a modest 1902-vintage frame house a block off Main Street in Johnson City. Lyndon Johnson lived here for the next 22 years, attending school and growing to maturity before he launched a political career that called him to Washington, D.C. Lyndon's youngest brother and sister, Sam Houston and Lucia, were born here, and it was to this house that young Lyndon brought his bride to meet his parents.

The Boyhood Home is situated on a 1½-acre block surrounded by city streets well shaded by live oaks and hackberries. With assistance from members of the Johnson family, the National Park Service has restored and refurnished the Boyhood Home to its condition in the 1920s when Lyndon Johnson lived there as a boy and young man. Outbuildings, fences, walks, fruit trees, gardens, a water tank, and a windmill have been restored or reconstructed. A barn similar to the one situated there during historic times has been moved to the location of the original barn. The garage — from a later period — houses restrooms for visitors. It will be removed when the proposed restrooms/shelter facility is constructed across the street beside the visitor center.

Formerly, visitors to this site parked along Ninth Street, which borders the north edge of the property, and on a busy day the parked automobiles did little for the atmosphere surrounding the historic house. Therefore, the city council approved a no-parking zone in front of the house, and parking is now available along other city streets on the sides of the property.

Johnson Settlement

Nearby, on the outskirts of Johnson City, are four original historic structures and some lands associated with the President's kinfolk and with early Hill Country agriculture. These include the Sam Ealy Johnson log house, two stone barns, and a stone cooler house on a 35-acre tract. The historic structures have been restored, and typical fences, corrals, and outbuildings have been constructed.

RESOURCE USE- EXISTING AND POTENTIAL

The Lyndon B. Johnson sites draw large numbers of visitors from all over the United States and the world. For the 12-month period ending June 30, 1975, 170,000 visits were recorded at the Johnson City Unit, 252,000 visits at the LBJ Ranch Unit, and 1,017,000 visits at the LBJ State Park. This visitation represents a 128 percent increase over 1970, the first year of operation for the national historic site. Visitation at the LBJ State Park has increased 205 percent since 1970.

Records kept for four specific functions during the 12-month period ending June 30, 1975, show 42,000 persons were carried on the horse-drawn wagon transportation systems, 105,000 persons were conducted on tours through the Boyhood Home, 185,000 persons were conducted on tours of the Birthplace House, and 202,000 visitors were carried on the bus tour.

Visitation is good year-round, with the greatest number of people coming in the summer. During spring, and to a lesser extent in fall, school groups and other special tour groups visit the park in large numbers. Visitors from the north — called "snow birds" by local folk — come to south Texas for the winter and visit the park in large numbers. During July 1975, the average visitation per weekend day at the Johnson City Unit was 1,147; at the LBJ Ranch it was 1,570. During the summer of 1974, buses alone carried an average of over 1,000 people per day. Except for an occasional day when visitation is unusually high, the park now provides visitors with high-quality experiences. If visitation substantially increases, however, the great popularity of the national historic site could well be

its undoing. Unrestricted hordes of visitors could destroy the quiet dignity of the place — the very thing people come to experience. Fortunately some built-in constraints against overuse will help to preserve the present quality of the visitor experience as well as the integrity of the resource.

Two visitor capacity problems exist at present in the Johnson City Unit. First, the temporary visitor center does not have adequate floor space to effectively accomplish the desired informational and interpretive functions. Second, a lack of parking facilities forces visitors to park along congested city streets.

The Boyhood Home can comfortably accommodate 15 people at a time on a 10-minute tour — about 90 people per hour or as many as 720 per 8-hour day. Of course, evening hours increase this capacity, and the grounds and porches are used to accommodate other visitors. The Johnson Settlement is more spacious and will not often be over-crowded because access is restricted to horse-drawn wagons and walking.

Access to the historical resources in the LBJ Ranch Unit is largely limited to tours originating from the State park. Although there is access after hours to certain features by private car, tour-bus service is the only means of getting into the LBJ Ranch itself. The State park facilities have been enlarged to handle more visitors and to take into account the slower turnover factor that has resulted because of the bus tour that began on June 1, 1973. Traffic congestion, which in the past occurred at the Birthplace House and cemetery, has been relieved by closing Park Road 49 to private cars during the period the tour buses are running. One busload of 60 persons at a time is the maximum carrying capacity for the LBJ Birthplace House; since each visit takes approximately 10 minutes, 600 persons per hour represents the carrying capacity for this site. At present, visitation approaches, but rarely exceeds, this carrying capacity on busy days.

In the future the critical carrying capacity will be that of the Birthplace House. At that time, tours of the house can be designed to both maximize the visitor experience and minimize the adverse impacts on historical resources. As at the Boyhood Home, grounds and outbuildings can accommodate many visitors and in fact become an integral part of the overall interpretive story.

A regional approach-and-directional sign system installed by the State guides visitors to and through the LBJ historical-park complex. The National Park Service and the Texas Parks and Wildlife Department are developing a coordinated signing program for the LBJ Ranch Unit.

MANAGEMENT OBJECTIVES

Congress established the Lyndon B. Johnson National Historic Site so that the Birthplace House, Boyhood Home, and other significant sites associated with the 36th President of the United States might be preserved and interpreted.

The Lyndon B. Johnson National Historic Site will be managed in accordance with the National Park Service's administrative policies for historical areas.

The following objectives for the national historic site will guide programs of management and development.

PRESERVATION OF THE SITES AND THEIR ENVIRONMENT

Acquire the remainder of the LBJ Ranch and adjacent lands necessary to preserve the historic scene. Acquire property near the Boyhood Home and the Johnson Settlement to be used for the development of visitor facilities, the preservation of the historic scene, and the provision of a grazing area for cattle, horses, and mules and a training area for horses and mules.

INTERPRETATION

Interpret both the personality and career of Lyndon B. Johnson, with emphasis on his life at the LBJ Ranch, his family (including his parents and grandparents), and the Hill Country environment in which he was raised. Encourage visitors to relate these aspects of his life to the broader story of his career. Make use of appropriate communications media — especially “personalized interpretation” by park interpreters — to convey the story.

RESOURCE MANAGEMENT

Protect and maintain the historical integrity of the buildings, lands, and historic objects so that they can be preserved for future generations, while accurately representing the appropriate historic periods. Ranching practices of the late 1960s will continue at the LBJ Ranch, and other living-history activities will be conducted throughout the national historic site.

RESEARCH AND HISTORICAL AUTHENTICITY

Base all maintenance, ranching, interpretation, and restoration on thorough historical and archaeological research, to ensure that the national historic site is presented with a high degree of historical authenticity.

DEVELOPMENT

Limit development to that necessary for effective preservation and operation. Historic structures of secondary importance may be put to adaptive uses. Blend any new structures and other developments into the indigenous architecture of the area.

COOPERATIVE RELATIONS

Cooperate with State and local officials and community organizations to further park objectives and to encourage compatible land uses adjacent to the national historic site. Work closely with the management of the LBJ State Park to coordinate programs and to provide visitors with an enjoyable and well-integrated visit to the historical-park complex.



VISITING THE OLD RANCH



LBJ RANCH TOUR BUS

OLD JUNCTION SCHOOL (UNRESTORED)





BARN AT BOYHOOD HOME



THE TEXAS WHITE HOUSE

VISITOR CENTER, LYNDON B. JOHNSON STATE PARK



BROOKS, BARR, GRAEBER & WHITE

THE PLAN

As stated previously, the national historic site is divided into two units — the LBJ Ranch Unit and the Johnson City Unit — which respectively provide the west and east entries to the park. When fully developed, the LBJ Ranch Unit should prove the more popular, both in terms of numbers of visitors and duration of stay, for here are the greatest variety of things to do and see, and the biggest attraction of all — the Texas White House. But this is not to say that the Johnson City Unit is unimportant, for the features in this unit will add much to the LBJ story. Further, most visitors will approach the site from the east, and will therefore reach the Johnson City Unit first. Thus, orientation here will be of utmost importance. The adequate and tasteful approach-signing that has been installed by the State has helped ensure that visitors are first directed to the information/orientation centers at both units.

It would be difficult, and frustrating to visitors, to organize tours of the LBJ sites in order of the chronological sequence of events in Johnson's life. A free folder and handbook will enable visitors to understand this sequence.

JOHNSON CITY UNIT

As proposed, westbound visitors will be directed south from Eighth Street (U.S. 290) to parking facilities that will be constructed on the city block west of the Boyhood Home site. (Visitor parking on city streets will continue until the parking area is developed.) A visitor center, to be located on the same block, will provide the following services:

Information explaining how to tour the Boyhood Home, the Johnson Settlement, the LBJ Ranch Unit, and LBJ State Park. Information about the LBJ Library in Austin, the Nimitz Museum in Fredericksburg, and other related sites will also be provided, and people will be encouraged to visit them.

A short interpretive program designed to encourage insights into young Lyndon's family and community. This program should also prepare visitors for a tour of the Boyhood Home.

Publications related to all aspects of the President's life.

Until a permanent visitor center is developed, these three services will be provided in a temporary visitor center near the Boyhood Home.

The primary interpretive theme at the Boyhood Home will be the relationship between Johnson's formative years, spent at the Boyhood Home, and his later years of public service — that is, how young Lyndon's home life and the Hill Country environment he grew up in affected the youth and shaped the man. Based on thorough research of the historic structure and of Johnson's years there, the home and property have been restored to their condition during his occupancy; furnishings are of the same period. The proposed tour of the Boyhood Home will last approximately 10 to 12 minutes and will conclude with an invitation to visit the grounds.

On the grounds, much can be done to help visitors understand Johnson's boyhood environment: A barn of the 1920s restoration period has already been moved into place and will be refurnished; the east room of the reconstructed shed will eventually be used to exhibit garden tools and other storage items; gardens and orchards similar to those established by the Johnson family have been planted; and a vintage touring car may be parked in the driveway (Lyndon's father was the first citizen of Johnson City to own a car). The garage will be removed when public restrooms are provided at the visitor-contact area; this structure is not of the historic period, but it presently houses the only public restrooms on the site.

The Boyhood Home and the Johnson Settlement are designated as Class VI (historic and cultural) lands. Because the character of land uses surrounding the Boyhood Home will significantly affect these resources, zoning easements should be sought to preserve the setting — particularly on the lands lying between the home and the settlement. Ultimately, these lands should be acquired and added to the national historic site.

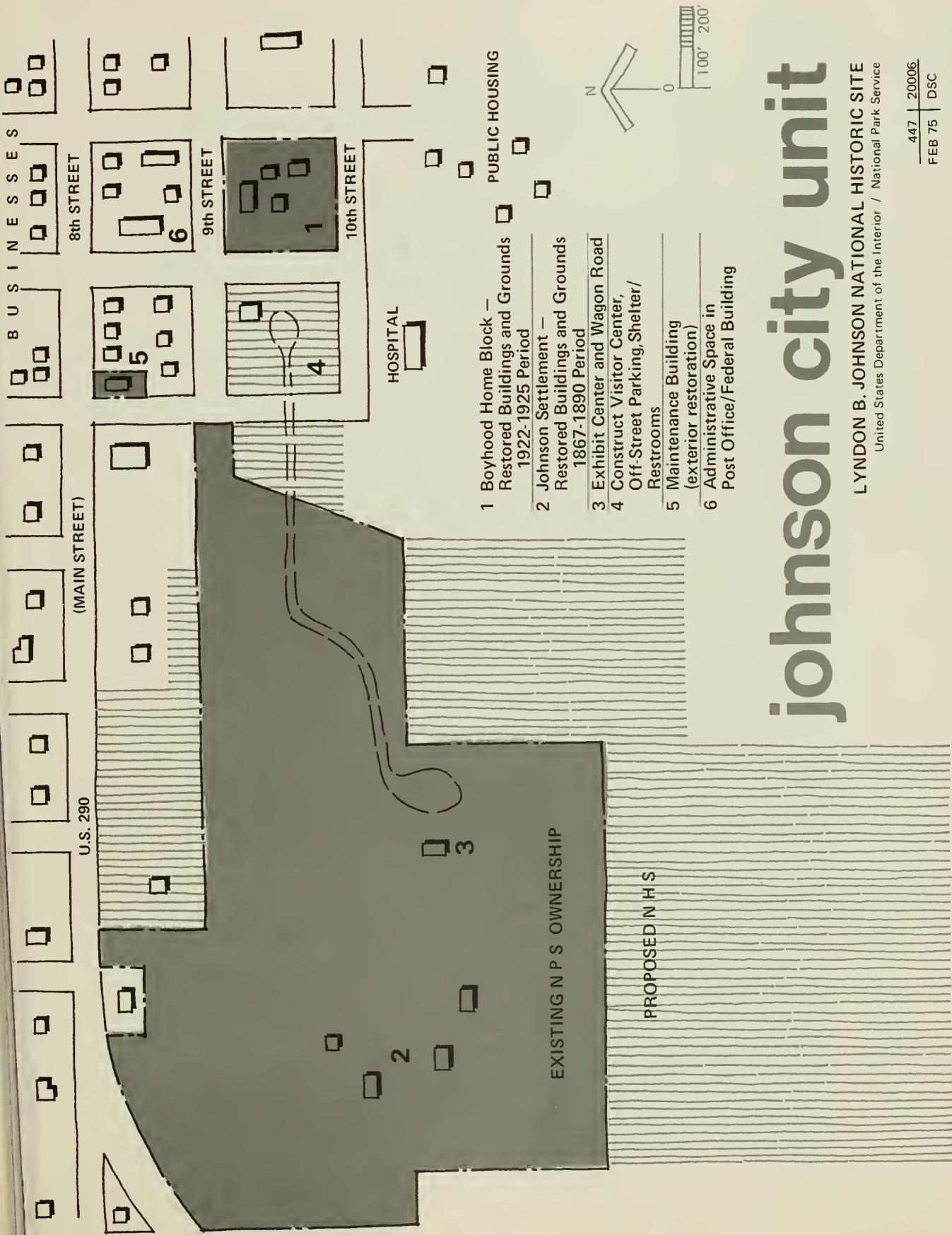
After visitors tour the Boyhood Home and grounds, they can visit the Johnson Settlement by walking half a mile or by boarding a horse-drawn wagon that travels between the two sites. A shelter/restrooms building will be constructed near the proposed visitor center so that people can relax on benches while waiting for the wagons that will carry them to the settlement — and into another era.

At the Johnson Settlement, visitors will receive an introduction to the history of the area at an unmanned exhibit center. Then they will walk into the historic area to see the restored log house of Sam and Eliza Johnson as well as other historic structures and living-history presentations.

johnson city unit

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Two stories will be interpreted here: the life of Tom, Sam, and Eliza Johnson during the open-range cattle era (1867-1872); and the change to local farming and ranching during the last quarter of the 19th century as exemplified by later ownership of the property.

To preserve the spaciousness of the Johnson Settlement setting, to perpetuate scenic views, and to provide adequate pasturage, additional land south of the present Federal holdings should be acquired. To prevent almost certain encroachments on the north and to provide needed pasturage, some private lands between existing park lands and U.S. 290 should also be acquired.

Maintenance, storage, and other non-public management needs in the Johnson City Unit are accommodated in the old Wither's Store on H Avenue. The store's exterior has been restored to resemble its appearance in 1920. This adaptive restoration is compatible with Johnson City's objective to restore the downtown area to its appearance in the early days.

LBJ RANCH UNIT

As planned, the National Park Service is responsible for historic preservation and interpretation of the LBJ Ranch situated on the north side of the Pedernales River. The Texas Parks and Wildlife Department provides orientation facilities and recreation activities on the lands south of the Pedernales. Operating programs of the two agencies are coordinated so that visitors receive a unified park experience.

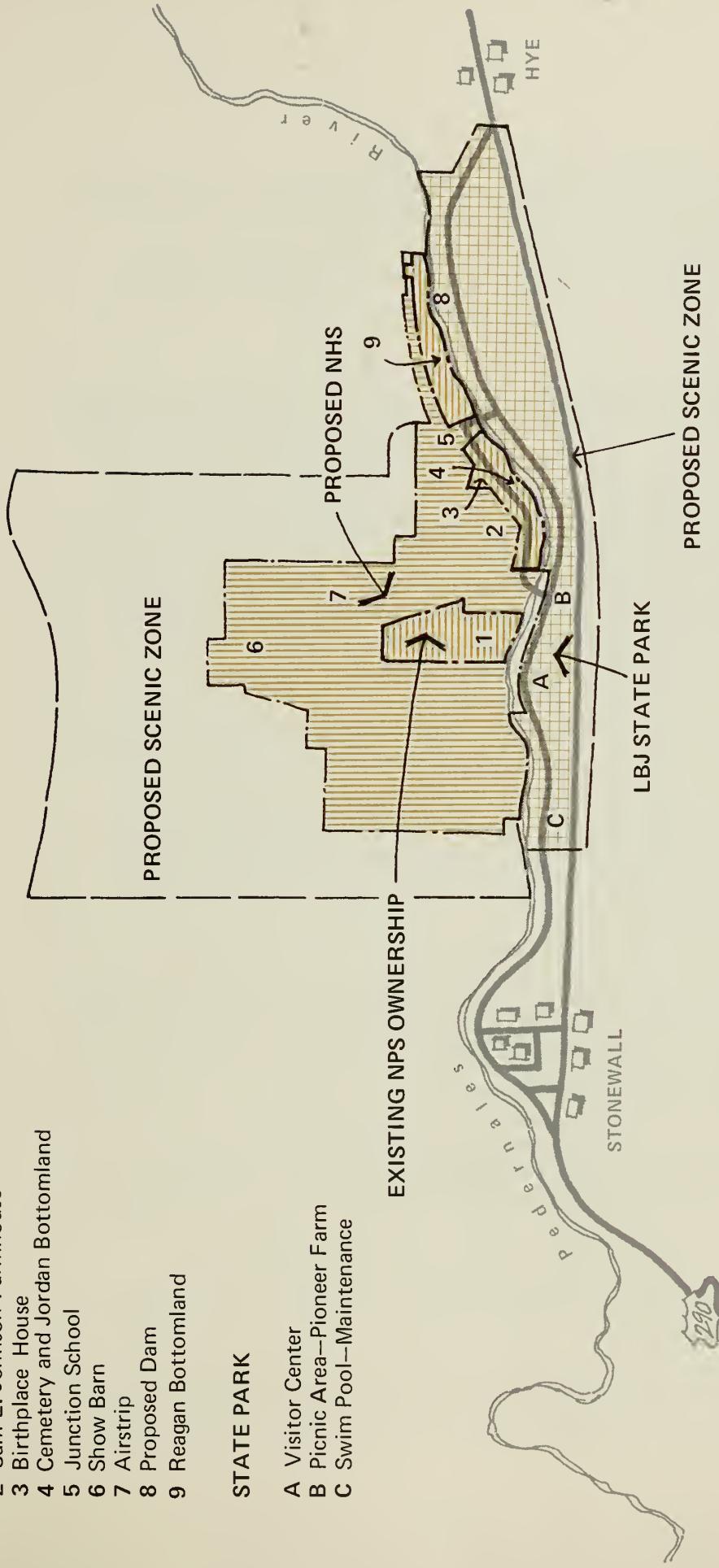
Eastbound visitors are directed to stop first at the LBJ State Park where they will find parking, restrooms, and the visitor center. A joint entrance sign will identify both agencies. In the visitor center, complete information is given on how to use the State park, how to see the LBJ Ranch using the tour buses, and what to expect at the Boyhood Home and Johnson Settlement in Johnson City, the LBJ Library in Austin, the historic places in Fredericksburg, and other nearby points of interest.

The National Park Service will produce an interpretive film (to be shown in the visitor center) designed to introduce visitors to Lyndon Johnson the man — his life in the Hill Country, his family, and the historic structures and lands in the immediate area that are associated with him. (The details of Johnson's political career are competently and thoroughly covered at the LBJ Library in Austin.) Exhibits presently in the visitor center deal with selected aspects of the President's life in the Hill Country. One group of exhibits highlights prime movements in Hill Country history.

- 1 LBJ Ranch Headquarters
- 2 Sam E. Johnson Farmhouse
- 3 Birthplace House
- 4 Cemetery and Jordan Bottomland
- 5 Junction School
- 6 Show Barn
- 7 Airstrip
- 8 Proposed Dam
- 9 Reagan Bottomland

STATE PARK

- A Visitor Center
- B Picnic Area—Pioneer Farm
- C Swim Pool—Maintenance



LBJ ranch unit

LYNDON B. JOHNSON NATIONAL HISTORIC SITE
United States Department of the Interior / National Park Service

In addition to its information and orientation functions, the State park provides many recreational activities that are compatible with the character of the area: picnicking, swimming, tennis, hiking, natural and cultural history interpretation, wildlife enclosures, ball fields, and a recreation building for group use. Camping facilities are planned. Other picnicking facilities maintained by the Texas highway department are provided along Ranch Road 1.

The main event for many visitors is the bus tour of the LBJ Ranch. Although the tour route varies from time to time, depending upon the height of the river, road conditions, ranching operations, and Mrs. Johnson's need for privacy, most tours include a drive by Junction School, the Birthplace House, the family cemetery, the Sam Ealy Johnson Farmhouse, the Texas White House, the security and communications installations, the airstrip, several pastures and fields, and the show barn. On the bus the tour leader/interpreter is aided by a recording of comments by the late President, Mrs. Johnson, and others. Visitors are offered the option of debarking in the Birthplace House/cemetery area, and again near the show barn.

At the LBJ Ranch, the objective is to maintain the visual appearance of the ranchlands, fields, and pastures as they looked in the years 1968-1969. As part of its living-history program, the National Park Service maintains a small herd of registered Herefords descended from President Johnson's original herd, which visitors see in the pastures, show barn, or working pens. The LBJ Ranch will remain a working ranch reflecting the activity of the late 1960s.

The LBJ Ranch House itself will be maintained and refurnished to the years 1968-1969, representing a combination of Presidential and retirement years. The park staff will work cooperatively with the Johnson family, the U.S. Secret Service, the General Services Administration, and others, to earmark and preserve furnishings and equipment.

In years to come, tours of the main house will be the big attraction. One possibility for the house tour would be to have the voices of Mrs. Johnson, the cook, the ranch foreman, the gardener, the secretary, and others talking to one another about the business of a typical day. The conversations might be related to preparations being made for the President's arrival late in the day with an important guest. Furnishings of the appropriate date in history should remain in place, and the house should look lived in.

When conditions at the LBJ Ranch complex permit additional visitor use, walking tours may be staged from the hangar, which can also be used to

present a motion picture and exhibits relating to aspects of President Johnson's life at the ranch. Restrooms should be provided. The communications building will become a static exhibit, with the equipment speaking for itself, and gardens, garages, and other appurtenances will be maintained and used. The car shed is used to display a collection of LBJ automobiles and ranch-related vehicles.

When added to the national historic site, certain LBJ Ranch residences, such as the Sam Ealy Johnson Farmhouse, may be used for staff quarters. The farmhouse needs exterior restoration. Most of the other residences will only require preservation maintenance.'

The landing strip is a historic resource of the first order. Light use of the strip helps re-create the historic environment and is compatible with the purposes of the park. However, heavier use of the airstrip resulting in extensive parking and service facilities would intrude on the historic scene and would present difficult management and security problems. In order to maintain this resource in its historic condition, the airstrip is proposed for inclusion in the national historic site. An acceptable alternative would be private ownership of the airstrip coupled with a restrictive easement to limit use to the parties involved and to limit the construction of service facilities.

Three land-control zones seem appropriate in the LBJ Ranch Unit. The first is a "public use and development zone" that should include the State park; the second, a "preservation-conservation zone," should include the features of first-order historical importance within the ranch complex; the third, a "private use and development zone," should include the surrounding ranches and open land, and the low-density housing development planned by President Johnson. Lands in the first zone are now publicly owned. Those in the second zone, totaling around 1,500 acres, should eventually be acquired and held in public ownership in accordance with the Lyndon B. Johnson National Historic Site Act. Only limited, protective interests need to be acquired in the third zone. Present and future land uses in the proposed 10,000-acre private use and development zone will have important environmental impacts on the other two zones. The intent in establishing the zone is to maintain the ranching scene and the pastoral quality of the landscape, and to blend in the housing development.

Land classification and resources management conform neatly to the proposed zoning technique. Zone 1 lands (the State park) would be designated Class II (general outdoor recreation areas), allowing moderate development and intensive management and public use. Zone 2 lands (the national historic site north of the river) would be Class VI (historic and cultural areas), dictating careful preservation, restoration, and management techniques to

ensure perpetuation of historic resources. Zone 3 lands (scenic zone) would be Class III (natural environment areas), and would be maintained by private parties in their present, mostly agricultural condition.

The Birthplace House should be restored as nearly as possible to its appearance during the years when Lyndon Johnson lived there. Certain modern additions, such as the kitchen facility, will be eliminated. The smoke house will be reconstructed in the backyard. Restrooms are already appropriately located in the reconstructed barn.

The location and design of a rain shelter, water fountain, and benches in the Birthplace House/cemetery area will be carefully selected so that these facilities will not intrude on the historic scene.

Visitors presently debark from the tour bus and walk to the front porch of the Birthplace House to be met by a park interpreter and taken on a tour of the structure. The tour is effectively presented, utilizing the recorded voice of Mrs. Johnson.

After completing the tour of the Birthplace House and grounds, visitors walk to the Johnson family cemetery where President Johnson is buried. A quiet, contemplative atmosphere prevails. A National Park Service guide is nearby to answer questions and provide security.

Junction School will be completely restored and refurnished as a typical schoolhouse of the 1910s when Lyndon Johnson was there. The tape on the bus contains excerpts from the speech President Johnson made at Junction School in 1965.

To make the transportation system function properly, to relieve traffic congestion, to eliminate safety hazards, and to reduce air pollution, Park Road 49 west of Junction School has been closed to visitor traffic. Because the road is now used primarily for park purposes, it would be appropriate to have ownership and maintenance transferred from the Texas highway department to the National Park Service.

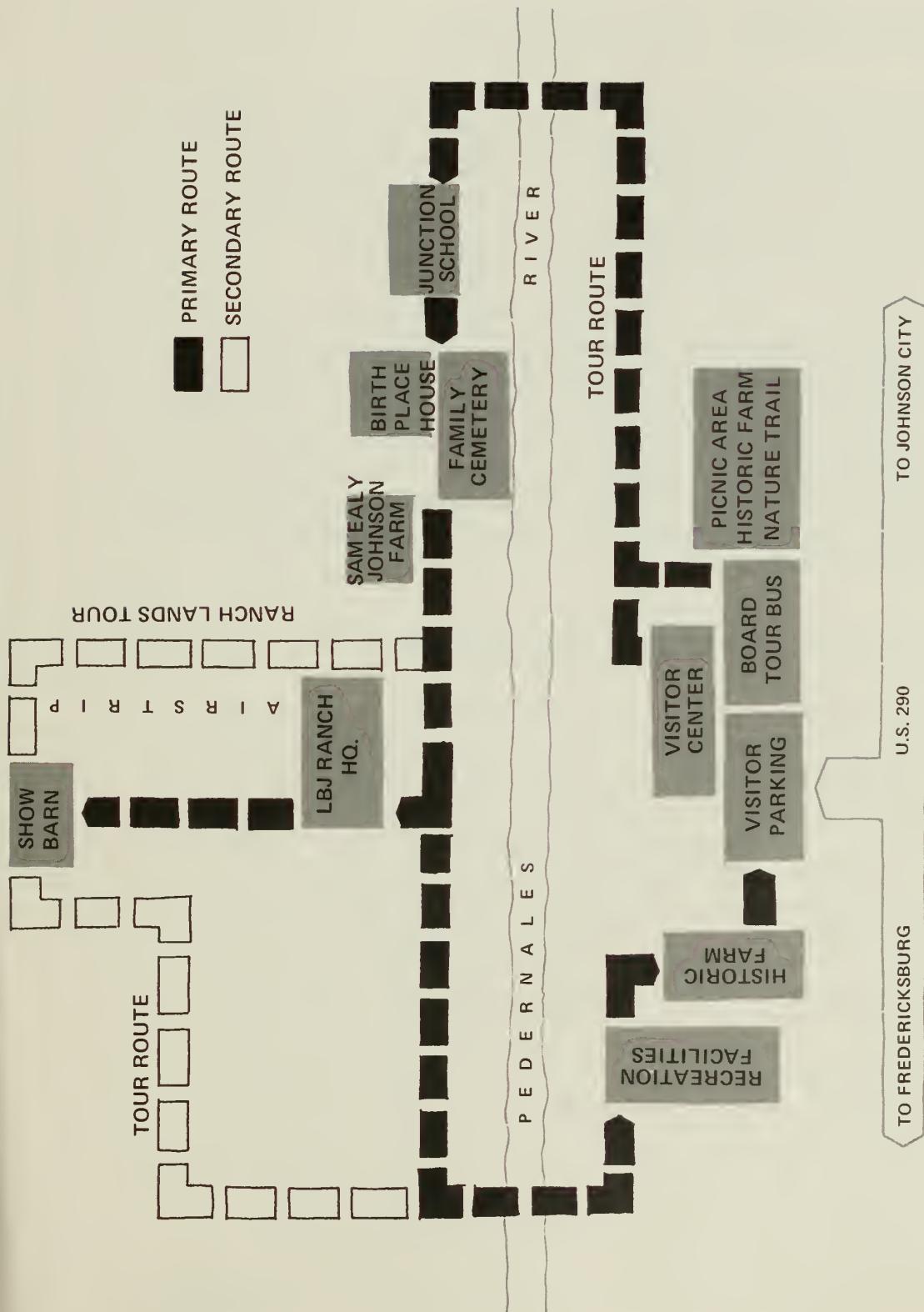
Operational needs for tour buses, maintenance, staff, and storage will require construction of an operations facility located and designed to ensure no impact on the historic scene.

An item proposed for future consideration is a dam on the Pedernales River at the east end of the national historic site for the purpose of water conservation.

LBJ ranch unit

LYNDON B. JOHNSON NATIONAL HISTORIC SITE

United States Department of the Interior / National Park Service



ADMINISTRATION

Because the national historic site is some distance from other units of the National Park System, an onsite superintendent manages it. The present staff will need to be augmented as new facilities are added. Seasonal programs will require substantial increases in visitor-serving personnel. National historic site headquarters is in the Federal office building across the street from the Boyhood Home in Johnson City.

To effectively accomplish its mission of preservation and interpretation, the park is dependent upon the cooperation and the services of many organizations: the Texas Parks and Wildlife Department, the City Council of Johnson City, the Texas highway department, the Blanco and Gillespie County Commissioners, fire departments, rescue squads, the Texas Department of Public Safety, the U.S. Secret Service, the LBJ Library, the Admiral Nimitz Center, the Stonewall Beautification Club and Chamber of Commerce, the General Services Administration, adjacent landowners, and interested citizens of the area.

COMPLETING THE NATIONAL HISTORIC SITE

The act of 1969 creating the national historic site authorized acquisition of land only "by donation or by purchase with donated funds." To date, all of the existing property — the Birthplace House, Boyhood Home, Johnson Settlement, Junction School, river frontage, and a significant portion of the LBJ Ranch including the Texas White House — has been acquired through the generosity of the President and Mrs. Johnson and their business associates. Mrs. Johnson has indicated a desire to donate additional portions of the LBJ Ranch in the future. Other public-spirited persons are presently considering the feasibility of donating funds to purchase adjacent property needed for park purposes. To complete the acquisition of lands for the national historic site, to complement these donations, and to protect prime historic resources, Federal purchase of the remaining lands on a voluntary basis will be necessary. Therefore, amendatory legislation will be required to permit acquisition of additional lands adjacent to the LBJ Ranch and lands adjacent to the Johnson Settlement and Boyhood Home. Amendatory legislation will also be required to raise the development ceiling to allow construction of required facilities at new units and to reflect increases in development costs. In view of the increased historical complexity of the area and the expanded acreage, amendatory legislation should also include a name change from Lyndon B. Johnson National Historic Site to Lyndon B. Johnson National Historical Park.

APPENDIXES

- A: THE LAW
- B: REFERENCES
- C: PLANNING TEAM AND CONSULTANTS

A: THE LAW

20. Lyndon B. Johnson

An Act to establish the Lyndon B. Johnson National Historic Site. (83 Stat. 279)

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled, That, in order to preserve in public ownership historically significant properties associated with the life of Lyndon B. Johnson, the Secretary of the Interior is authorized to acquire, by donation or by purchase with donated funds, such lands and interests in lands, together with the buildings and improvements thereon, at or in the vicinity of Johnson City, Texas, as are depicted on the drawing entitled "Lyndon B. Johnson National Historic Site Boundary Map", numbered NHS-LBJ-20.000 and dated September 1969, together with such lands as from time to time may be donated for addition to the site and such lands as he shall deem necessary to provide adequate public parking for visitors at a suitable location. The drawing shall be on file and available for public inspection in the offices of the National Park Service, Department of the Interior. When acquired such site shall be known as the Lyndon B. Johnson National Historic Site.

SEC. 2. The Secretary shall administer the Lyndon B. Johnson National Historic Site in accordance with the Act approved August 25, 1916 (39 Stat. 535; 16 U.S.C. 1 et seq.), as amended and supplemented, and the Act approved August 21, 1935 (49 Stat. 666; 16 U.S.C. 461 et seq.), as amended.

SEC. 3. There are hereby authorized to be appropriated not more than \$180,000 to provide for the development of the Lyndon B. Johnson National Historic Site.

Approved December 2, 1969.

Legislative History

House Report No. 91-636 (Committee on Interior and Insular Affairs).
Senate Report No. 91-364 (Committee on Interior and Insular Affairs).
Congressional Record, Vol. 115 (1969) :

Aug. 13 : Considered and passed Senate.

Nov. 17 : Considered and passed House, amended.

Nov. 19 : Senate concurred in House amendment.

B: REFERENCES

TEXAS PARKS AND WILDLIFE DEPARTMENT.

n.d. *Master Plan for Lyndon B. Johnson State Park*. Austin,
Texas: Texas Parks and Wildlife Department.

U.S. DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE.

1971. *Historic Resource Study* by Edwin C. Bearss. Johnson
City, Texas: Lyndon B. Johnson National Historic Site.

C: PLANNING TEAM AND CONSULTANTS

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As the Nation's principal conservation agency, the Department of the Interior has basic responsibilities to protect and conserve our land and water, fish and wildlife, parks and recreation areas, and to ensure the wise use of all these resources. The Department also has major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.

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